South Troy Brownfields Pilot Program
Final Criteria

These criteria will be used to develop a preliminary ranking for each of the sites in the South Troy Brownfields study area. Based on this ranking, eight sites will be selected for further review. The eight sites will be presented to the public in January 2003. Ultimately, three of the eight sites will be selected for environmental testing.

Public/Greenspace Criteria ▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪

One fifth of the EPA funds must be used for green space, so only sites that score well on this criteria can be considered for that portion of the funds.

- Is the site appropriate for use as a public or green space?
- Was it identified as a public or greenspace in previous planning?
- Has it been identified by residents for a greenspace or public use?
- Is it appropriately located to be a community gathering place?

Real Estate Criteria ▪▪

Property Size
Sites that are large enough to be considered redevelopable

- How many acres is the site? (Sites more than ten acres receive most points)
- Can a number of smaller sites be combined to form a developable parcel?
- What is the physical configuration of the parcel?
- Does it have adequate transportation access?

Suspected High Remediation Effort
Sites that are believed to require extensive clean-up

- How was the site ranked in Phase I assessment (Low, Medium, High)?
- How extensive are proposed clean up plans for sites where assessment has already occurred?

Low Projected Clean up Cost
Sites that can be expected to have a low clean-up cost

- What estimated clean up cost from the Phase I study?
- Other cost estimates provided by owner?

High Redevelopment Potential
Sites that have a high potential for redevelopment

- Is the site for sale or lease?
- Has there been expressed market interest in the site?
- Is the site physically ready for redevelopment?
- Is the site well located?
- Does it have favorable topography/are its soils buildable?
- Does it have adequate infrastructure including transportation access?

Local Desires Criteria ▪▪▪

Resident Priority
Sites that have been identified as important by neighborhood residents, groups, or leaders
- Was the site identified in previous planning as important to residents?
- Was the site mentioned by residents in a public meeting?
- Was the site identified by Neighborhood Associations when contacted?

Negative Residential Impact
Sites that currently have a negative impact on residential areas
- How close is the site to a residential area?
- Does it create dust, noise, vibration or other impacts that negatively impact a residential area?
- Does it create excessive traffic?

Inconsistency with Future Land Use Plan
Sites that are currently being used in a way that is inconsistent with future land use plans
- Is current use allowed under proposed new zoning for South Troy?
- How inconsistent is the existing use?
- Is the site identified as a critical parcel for redevelopment in the previous planning?

Local Conditions Criteria ▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪

Lacks Other Resources
Sites that aren't already being assessed and don't have access to funding for assessment:
- Is site under consent order with DEC or in Voluntary clean up program?
- Is the property going to be assessed as part of the Road or Trail development projects?
- Does owner have financial resources to bear cost of assessment?

Owner Willingness
Sites that have owners who are willing to participate in the process
- Has owner cooperated with the Phase I assessment?
- Is the site municipally owned?
- Is owner generally cooperative with the City?
- Has the owner expressed interest or willingness to cooperate?

Negative Impact on the River
Sites that currently have a negative impact on the River
- How close is the site to the river?
- How dense is the development pattern on the site?
- How much paving is on the site which effects runoff of stormwater?
- Are there other water bodies on or adjacent to the site?
- Is the site impacted by non-point source pollution?

Negative Visual Impact
Sites that currently have a negative visual impact on the City
- Is the site located at a gateway or prominent location?
- Are buildings or structures on the property deteriorated?
- Will remediation or reuse of the site improve visual qualities of the area?

Protection of Historic Resources
Sites that may face serious deterioration or loss if nothing is done
- Are there historic resources on the site that are threatened?
- Are there archeological resources on the site that are threatened?
- Would nearby sites or resources be affected by the sites further deterioration?
- Are there other facilities (rail spur, equipment, bulkhead) that would be lost if remediation does not take place?